

# The Pascagoula Cottage Village



## What is it?

The Pascagoula Cottage Village is a collection of sixteen Mississippi Cottages arranged along a boardwalk along Delmas Avenue in downtown Pascagoula. The cottages were acquired from the Mississippi Department of Emergency Management and are available for retail use on April 1, 2011. Eight of the cottages are one bedroom units and eight are two bedroom units.

### **The mission of the Pascagoula Cottage Village is threefold:**

1. The Cottage Village will provide retailers and retail oriented service providers a flexible and low-cost location for business start-ups in an attractive and unique environment.
2. The Cottage Village will serve as a catalyst for a wide range of specialty retail uses in the downtown area. The ultimate result would be to create critical mass of specialty retail in downtown that would result in the filling of currently vacant retail locations throughout downtown.
3. The Cottage Village will create a connection between the developing waterfront of downtown Pascagoula and the existing retail/service core along Delmas Street.

## What kind of businesses will be in the Cottage Village?

Examples of intended business that might locate in the Cottage Village include but are not limited to: clothing boutique, artist gallery and studio, craft shop, music store, café, outdoors store, kayak or bike shop, Pascagoula River guide service, or bookstore. Certain service businesses with a retail component will also be considered. These include such uses as a day spa or art classroom space.

## How will the Cottage Village be managed?

The Pascagoula Cottage Village will be owned by the City of Pascagoula and will be professionally managed by a local property

management firm. Tenants in the Cottage Village will be required to submit an application and a business plan, which will be reviewed by a committee comprised of Pascagoula Community Development staff, the Jackson County Chamber, and the Jackson County Economic Development Foundation. A Cottage Village Merchants Association will coordinate with Pascagoula Main Street to develop a comprehensive marketing plan for the destination. The Cottage Village Merchants Association will meet on a monthly basis to review the marketing strategy.

## What are the rent terms?

The cottages will be rented to tenants at \$5 per square foot on a one-year lease. The one-bedroom cottages would lease for \$233 per month and the two-bedroom cottages would lease for \$291 per month. The tenants would be responsible for water, electricity, and phone service. The City of Pascagoula will provide wireless internet access. All rent will go back into management, maintenance, and marketing for the Cottage Village.

## Can I make changes to my cottage?

Tenants will be allowed to make non-structural changes to the interior of the cottages with written consent from the City. Certain cottages may also be combined at the tenants expense to form larger cottages. These will be reviewed on a case by case basis.

### **For more information contact:**

Harry Schmidt  
Community Development Director  
City of Pascagoula  
228-938-6651  
hschmidt@cityofpascagoula.com

